

Fannie Mae SMBS-254

Contact: MBS Helpline  
 BESTMBS@fanniemae.com  
 1-800-237-8627  
 1-202-752-5858

Report Date : 6/16/13 9:32 PM

Distribution Summary - 06/2013

Class	CUSIP	Group	Interest Rate	Beginning/Notional Class Balance	Interest Distribution	Prepayment Penalties/Yield Maintenance	Principal Distribution	Ending/Notional Class Balance	Total Distribution	Paid Off Date
PO1	31364HF93		0.00000	18,174,396.52	0.00	N/AP	422,261.00	17,752,135.52	422,261.00	
IO2	31364HG27		7.50000	18,174,396.52	113,589.98	N/AP	0.00	17,752,135.52	113,589.98	
PI3*	31364H3S4		0.50000	18,174,396.52	7,572.67	N/AP	422,261.00	17,752,135.52	429,833.67	
PI4*	31364H3T2		1.50000	18,174,396.52	22,718.00	N/AP	422,261.00	17,752,135.52	444,979.00	
PI5*	31364H3U9		2.50000	18,174,396.52	37,863.33	N/AP	422,261.00	17,752,135.52	460,124.33	
PI6*	31364H3V7		3.50000	18,174,396.52	53,008.66	N/AP	422,261.00	17,752,135.52	475,269.66	
PI7*	31364H3W5		4.50000	18,174,396.52	68,153.99	N/AP	422,261.00	17,752,135.52	490,414.99	
PI8*	31364H3X3		5.50000	18,174,396.52	83,299.32	N/AP	422,261.00	17,752,135.52	505,560.32	
PI9*	31364H3Y1		6.50000	18,174,396.52	98,444.65	N/AP	422,261.00	17,752,135.52	520,705.65	
PI10*	31364H3Z8		7.50000	18,174,396.52	113,589.98	N/AP	422,261.00	17,752,135.52	535,850.98	
IP11*	31364H4A2		8.50000	16,036,232.22	113,589.98	N/AP	372,583.24	15,663,648.99	486,173.22	
IP12*	31364H4B0		9.50000	14,348,207.78	113,589.98	N/AP	333,363.95	14,014,843.83	446,953.93	
IP13*	31364H4C8		10.50000	12,981,711.80	113,589.98	N/AP	301,615.00	12,680,096.80	415,204.98	
IP14*	31364H4D6		11.50000	11,852,867.30	113,589.98	N/AP	275,387.61	11,577,479.69	388,977.59	
IP15*	31364H4E4		12.50000	10,904,637.91	113,589.98	N/AP	253,356.60	10,651,281.31	366,946.58	
IP16*	31364H4F1		13.50000	10,096,886.96	113,589.98	N/AP	234,589.44	9,862,297.51	348,179.42	
IP17*	31364H4G9		14.50000	9,400,549.92	113,589.98	N/AP	218,410.86	9,182,139.06	332,000.84	
IP18*	31364H4H7		15.50000	8,794,062.83	113,589.98	N/AP	204,319.84	8,589,742.99	317,909.82	
Totals				18,174,396.52	113,589.98	N/AP	422,261.00	17,752,135.52	535,850.98	

NOTE: N/AV - Not Available. N/AP - Not Applicable. \* RCR Classes.

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Principal Distribution Statement - 06/2013

Class	Original Class Balance	Group	Beginning/Notional Class Balance	Principal Distribution	Accretion	Ending/Notional Class Balance	Paid Off Date
PO1	2,359,000,000.00		18,174,396.52	422,261.00	N/AP	17,752,135.52	
IO2	2,359,000,000.00		18,174,396.52	0.00	N/AP	17,752,135.52	
PI3*	2,359,000,000.00		18,174,396.52	422,261.00	N/AP	17,752,135.52	
PI4*	2,359,000,000.00		18,174,396.52	422,261.00	N/AP	17,752,135.52	
PI5*	2,359,000,000.00		18,174,396.52	422,261.00	N/AP	17,752,135.52	
PI6*	2,359,000,000.00		18,174,396.52	422,261.00	N/AP	17,752,135.52	
PI7*	2,359,000,000.00		18,174,396.52	422,261.00	N/AP	17,752,135.52	
PI8*	2,359,000,000.00		18,174,396.52	422,261.00	N/AP	17,752,135.52	
PI9*	2,359,000,000.00		18,174,396.52	422,261.00	N/AP	17,752,135.52	
PI10*	2,359,000,000.00		18,174,396.52	422,261.00	N/AP	17,752,135.52	
IP11*	2,081,470,588.00		16,036,232.22	372,583.24	N/AP	15,663,648.99	
IP12*	1,862,368,421.00		14,348,207.78	333,363.95	N/AP	14,014,843.83	
IP13*	1,685,000,000.00		12,981,711.80	301,615.00	N/AP	12,680,096.80	
IP14*	1,538,478,260.00		11,852,867.30	275,387.61	N/AP	11,577,479.69	
IP15*	1,415,400,000.00		10,904,637.91	253,356.60	N/AP	10,651,281.31	
IP16*	1,310,555,555.00		10,096,886.96	234,589.44	N/AP	9,862,297.51	
IP17*	1,220,172,413.00		9,400,549.92	218,410.86	N/AP	9,182,139.06	
IP18*	1,141,451,612.00		8,794,062.83	204,319.84	N/AP	8,589,742.99	
Totals	2,359,000,000.00		18,174,396.52	422,261.00	N/AP	17,752,135.52	

NOTE: N/AV - Not Available. N/AP - Not Applicable. \* RCR Classes.

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Principal Distribution Factors Statement - 06/2013

Class	Original Class Balance	Group	Beginning/Notional Class Balance	Principal Distribution	Accretion	Ending/Notional Class Balance	Paid Off Date
PO1	2,359,000,000.00		0.00770428	0.00017900	N/AP	0.00752528	
IO2	2,359,000,000.00		0.00770428	0.00000000	N/AP	0.00752528	
PI3*	2,359,000,000.00		0.00770428	0.00017900	N/AP	0.00752528	
PI4*	2,359,000,000.00		0.00770428	0.00017900	N/AP	0.00752528	
PI5*	2,359,000,000.00		0.00770428	0.00017900	N/AP	0.00752528	
PI6*	2,359,000,000.00		0.00770428	0.00017900	N/AP	0.00752528	
PI7*	2,359,000,000.00		0.00770428	0.00017900	N/AP	0.00752528	
PI8*	2,359,000,000.00		0.00770428	0.00017900	N/AP	0.00752528	
PI9*	2,359,000,000.00		0.00770428	0.00017900	N/AP	0.00752528	
PI10*	2,359,000,000.00		0.00770428	0.00017900	N/AP	0.00752528	
IP11*	2,081,470,588.00		0.00770428	0.00017900	N/AP	0.00752528	
IP12*	1,862,368,421.00		0.00770428	0.00017900	N/AP	0.00752528	
IP13*	1,685,000,000.00		0.00770428	0.00017900	N/AP	0.00752528	
IP14*	1,538,478,260.00		0.00770428	0.00017900	N/AP	0.00752528	
IP15*	1,415,400,000.00		0.00770428	0.00017900	N/AP	0.00752528	
IP16*	1,310,555,555.00		0.00770428	0.00017900	N/AP	0.00752528	
IP17*	1,220,172,413.00		0.00770428	0.00017900	N/AP	0.00752528	
IP18*	1,141,451,612.00		0.00770428	0.00017900	N/AP	0.00752528	

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Interest Distribution Statement - 06/2013

Class	Accrual Basis	Delay/No Delay	Group	Original Class Balance	Current Interest Rate	Beginning/Notional Class Balance	Interest Distribution	Current Interest Shortfall	Cumulative Interest Shortfall	Ending/Notional Class Balance	Paid Off Date
PO1	30/360	DELAY		2,359,000,000.00	0.00000	18,174,396.52	0.00	N/AP	N/AP	17,752,135.52	
IO2	30/360	DELAY		2,359,000,000.00	7.50000	18,174,396.52	113,589.98	N/AP	N/AP	17,752,135.52	
PI3*	30/360	DELAY		2,359,000,000.00	0.50000	18,174,396.52	7,572.67	N/AP	N/AP	17,752,135.52	
PI4*	30/360	DELAY		2,359,000,000.00	1.50000	18,174,396.52	22,718.00	N/AP	N/AP	17,752,135.52	
PI5*	30/360	DELAY		2,359,000,000.00	2.50000	18,174,396.52	37,863.33	N/AP	N/AP	17,752,135.52	
PI6*	30/360	DELAY		2,359,000,000.00	3.50000	18,174,396.52	53,008.66	N/AP	N/AP	17,752,135.52	
PI7*	30/360	DELAY		2,359,000,000.00	4.50000	18,174,396.52	68,153.99	N/AP	N/AP	17,752,135.52	
PI8*	30/360	DELAY		2,359,000,000.00	5.50000	18,174,396.52	83,299.32	N/AP	N/AP	17,752,135.52	
PI9*	30/360	DELAY		2,359,000,000.00	6.50000	18,174,396.52	98,444.65	N/AP	N/AP	17,752,135.52	
PI10*	30/360	DELAY		2,359,000,000.00	7.50000	18,174,396.52	113,589.98	N/AP	N/AP	17,752,135.52	
IP11*	30/360	DELAY		2,081,470,588.00	8.50000	16,036,232.22	113,589.98	N/AP	N/AP	15,663,648.99	
IP12*	30/360	DELAY		1,862,368,421.00	9.50000	14,348,207.78	113,589.98	N/AP	N/AP	14,014,843.83	
IP13*	30/360	DELAY		1,685,000,000.00	10.50000	12,981,711.80	113,589.98	N/AP	N/AP	12,680,096.80	
IP14*	30/360	DELAY		1,538,478,260.00	11.50000	11,852,867.30	113,589.98	N/AP	N/AP	11,577,479.69	
IP15*	30/360	DELAY		1,415,400,000.00	12.50000	10,904,637.91	113,589.98	N/AP	N/AP	10,651,281.31	
IP16*	30/360	DELAY		1,310,555,555.00	13.50000	10,096,886.96	113,589.98	N/AP	N/AP	9,862,297.51	
IP17*	30/360	DELAY		1,220,172,413.00	14.50000	9,400,549.92	113,589.98	N/AP	N/AP	9,182,139.06	
IP18*	30/360	DELAY		1,141,451,612.00	15.50000	8,794,062.83	113,589.98	N/AP	N/AP	8,589,742.99	
Totals				2,359,000,000.00		18,174,396.52	113,589.98	N/AP	N/AP	17,752,135.52	

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Class	Accrual Basis	Delay/No Delay	Group	Original Class Balance	Current Interest	Beginning/Notional Class Balance	Interest Distribution	Current Interest Shortfall	Cumulative Interest Shortfall	Ending/Notional Class Balance	Paid Off Date
PO1	30/360	DELAY		2,359,000,000.00	0.00000000	0.00770428	0.00000000	N/AP	N/AP	0.00752528	
IO2	30/360	DELAY		2,359,000,000.00	6.25000000	0.00770428	0.00004815	N/AP	N/AP	0.00752528	
PI3*	30/360	DELAY		2,359,000,000.00	0.41666667	0.00770428	0.00000321	N/AP	N/AP	0.00752528	
PI4*	30/360	DELAY		2,359,000,000.00	1.25000000	0.00770428	0.00000963	N/AP	N/AP	0.00752528	
PI5*	30/360	DELAY		2,359,000,000.00	2.08333333	0.00770428	0.00001605	N/AP	N/AP	0.00752528	
PI6*	30/360	DELAY		2,359,000,000.00	2.91666667	0.00770428	0.00002247	N/AP	N/AP	0.00752528	
PI7*	30/360	DELAY		2,359,000,000.00	3.75000000	0.00770428	0.00002889	N/AP	N/AP	0.00752528	
PI8*	30/360	DELAY		2,359,000,000.00	4.58333333	0.00770428	0.00003531	N/AP	N/AP	0.00752528	
PI9*	30/360	DELAY		2,359,000,000.00	5.41666667	0.00770428	0.00004173	N/AP	N/AP	0.00752528	
PI10*	30/360	DELAY		2,359,000,000.00	6.25000000	0.00770428	0.00004815	N/AP	N/AP	0.00752528	
IP11*	30/360	DELAY		2,081,470,588.00	7.08333333	0.00770428	0.00005457	N/AP	N/AP	0.00752528	
IP12*	30/360	DELAY		1,862,368,421.00	7.91666667	0.00770428	0.00006099	N/AP	N/AP	0.00752528	
IP13*	30/360	DELAY		1,685,000,000.00	8.75000000	0.00770428	0.00006741	N/AP	N/AP	0.00752528	
IP14*	30/360	DELAY		1,538,478,260.00	9.58333333	0.00770428	0.00007383	N/AP	N/AP	0.00752528	
IP15*	30/360	DELAY		1,415,400,000.00	10.41666667	0.00770428	0.00008025	N/AP	N/AP	0.00752528	
IP16*	30/360	DELAY		1,310,555,555.00	11.25000000	0.00770428	0.00008667	N/AP	N/AP	0.00752528	
IP17*	30/360	DELAY		1,220,172,413.00	12.08333333	0.00770428	0.00009309	N/AP	N/AP	0.00752528	
IP18*	30/360	DELAY		1,141,451,612.00	12.91666667	0.00770428	0.00009951	N/AP	N/AP	0.00752528	

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All Interest factors on the Interest Distribution Factors Statement are expressed in 30/360 regardless of the accrual basis.

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**Collateral Statement - 06/2013**

Group	Collateral Description	Weighted Average Coupon Rate	Weighted Average Pass-Through Rate	Weighted Average Remaining Term	Beginning Security Count	Ending Security Count	Beginning Scheduled Balance	Ending Scheduled Balance	Scheduled Interest	Prepayment Penalty Paid Amount
	MBS	7.91094	7.50000	110	1	1	18,174,396.52	17,752,135.52	113,589.98	N/AP

NOTE: N/AV - Not Available. N/AP - Not Applicable.

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Any Group(s) where the underlying collateral is backed by private label securities, please refer to the prospectus and the trustee's remittance report for information on the underlying security.

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